



**Frank Ingham**  
Phone: (604) 230-8167  
Mobile: (604) 230-8167  
Fax:  
Email: frank@frankingham.com  
Office: (604) 230-8167

**West Vancouver**  
2397 Marine Drive  
West Vancouver, BC  
V7V 1K9



**7320 Industrial Way, Pemberton, Pemberton Industrial Park, Pemberton, BC, V0N 2L0, Canada**



<b>Property Value</b>	\$600,000
<b>Type</b>	Other
<b>Style</b>	Commerical/Industrial Warehouse
<b>Parking</b>	5+ cars
<b>Year Built</b>	2012
<b>Taxes</b>	\$6,284
<b>Living Area</b>	2 sq.ft.
<b>Lot Frontage</b>	97 ft
<b>Lot Depth</b>	175 ft
<b>Lot Size Area</b>	0.39 acres
<b>Bedrooms</b>	Studio

## Description

Prime multi use warehouse facility in the only Industrial Park in Pemberton. Excellent exposure at the entrance to the Park. 2,400 sq. ft. insulated metal building built new in 2012 with electric overhead heaters, moveable ceiling lights, bathroom, hot water tank, 2 rolling 18' bay doors both with asphalt loading pads, 2 man doors, 4 metal awnings, 3 phase power, 2 basin industrial sink, industrial shelving and tables, 4 camera monitoring video security system and 2 temperature monitoring system. Health and Safety Certified plus HACCP Certified in a permitted and zoned area. One 8' by 8' by 20' long sea container and one 8' by 8' by 10' container. Front entrance gate with culvert. Optional 1,700 sq. ft. of refrigeration with 3 compressors. Optional fork lift, farm tractor, trailer and wagon also available. Empty lot 7322 Industrial Way next door also available at \$165,000 for .39 of an acre to allow plenty of room to expand!

